

**CITY OF FRANKFORT**  
**Historic Preservation Commission**

January 25, 2022

The Frankfort Historic Preservation Commission met at a Regular Meeting on January 25, 2022 in the City Council Chambers, 301 E Clinton St, Frankfort, IN at 5:30PM. The following action was taken:

Bud McQuade called the meeting to order as President. Upon roll call, the following members were present: Isac Chavez, Crystal Reichert, Karen Walter, Gary Comonyak, and Bud McQuade. Staff members present: Mikayla Passmore (Secretary).

Prior to this meeting, Mayor Judy Sheets swore in Gary Comonyak as the newest member of the Frankfort Historic Preservation Commission.

MINUTES: Minutes from the December 28, 2021 meeting were presented for review.

**Motion:** Approve minutes as presented. (Isac Chavez) Word change from “major changes to the board.” to “major changes to the standards.” Located in the first paragraph before NEW BUSINESS. (Karen Walter)

**Motion made by:** Isac Chavez

**Second:** Karen Walter

**Roll Call:**

- Yay- Karen Walter, Isac Chavez, Crystal Reichert, Gary Comonyak, Bud McQuade

NEW BUSINESS: Agenda Item No III- 755 S Jackson St for Julian Flores. Applicant is not present. Don states that the Applicant has been notified on multiple occasions about the meeting. Board decided to decline application. Applicant may return when able to attend meeting.

**Motion:** Deny as presented.

**Motion made by:** Karen Walter

**Second:** Crystal Reichert

**Roll Call:**

- Yay- Karen Walter, Isac Chavez, Crystal Reichert, Gary Comonyak, Bud McQuade

NEW BUSINESS: Agenda Item No III- 655 E Wabash St for Johnathan Jura. Johnathan was able to present the application via phone call. Bud McQuade asks for a clarification on the application presented. Johnathan states they plan go over the top of siding with Tyvek to seal and then use a foam board before installing the vinyl siding. Bud McQuade asks if he will be replacing trim around the windows and doors to look as close to the original as possible. Johnathan agrees. Karen Walter states that at the last meeting it was asked if he had a permit to be replacing the windows due to vandalism that had occurred on the home while it was being worked on and if the windows met the egress requirements if it was a tri-plex and approved as a tri-plex with the city. Don Stock states yes, they are all proper size. Crystal Reichart states to Karen that she had noticed it could be brick under the current siding. Bud answers it is siding that was used in the 20's -30's to resemble brick but is not actual brick. Bud asks Don if this home is appropriately zoned as a multi-family dwelling. Don states that this home is located in C- Residential, which can have up to two but would be a concern for his office, and not the historical committee. Bud addresses concerns with voting on this home due to not be zoned properly. Don states that the applicant could go before the BZA committee and if they decide otherwise, any changes to the exterior of the home would have to come back before the Historic Preservation Committee. Karen asks if this will be going before the BZA. Don answers at this time no. Bud states and confirms that the applicate is replacing the siding with double 4.5" dutch lap siding, and replacing white trim. Applicant will not be replacing or adding windows. Karen revisited the topic of replacing gutters that was mentioned at a previous meeting. Johnathan states they plan to replace some or all of the gutters on the home, weather permitting. Karen also states that the home has a lot of original architectural details, for example the ginger bread, and the front peak of the home. It's noted from the pictures that paint has been scrapped off. Karen asks if this will be repainted. Johnathan answers yes.

**Motion:** Approve as presented.

**Motion made by:** Isac Chavez

**Second:** Gary Comonyak

**Roll Call:**

- Yay- Isac Chavez, Gary Comonyak, Bud McQuade
- Nay- Karen Walter, Crystal Reichert

Karen asks Don if the Historic Preservation Committee is in a position to be voting on/ approving this application if the home is zoned differently than what it currently is. Don answers yes and the reason that it hasn't gone before the BZA is pending the new Unified Development Ordinance's. This would ultimately allow for this home to be proper if they are passed. Some discussion was had regarding the new UDO's and zoning.

NEW BUSINESS: Agenda Item No III- 505 Washington Ave for Elijah Combs. Applicant is not present. Don states that applicant was informed about the meeting. Ashlee states she called him before the meeting and the applicant requested to be taken off the agenda and moved to next month.

NEW BUSINESS: Agenda Item No III- 903 S Jackson St for Jacob Petrey. Bud asks for an overview for the application. Jacob states that he wants to replace 14 windows in his home due to in abysmal condition. He states the previous owners have replaced some of the windows in the past and are installed incorrectly. Bud confirms the window replacements will be the same size. Jacob answers the windows that Home Depot are replacing will be within one inch as close to the original size as possible. Jacob states that he is unsure of what size they can order and disagrees with ordering custom windows due to pricing. Karen asks if applicant has paid for the order. Jacob answers yes they are paid for. Don states that the payment was already made prior to the information coming to the committee. Jacob responds that he was unaware they lived in a historical district. Bud responds that the committee is taking strides to educate and inform the public and the committee about the historical districts in Frankfort. Karen states that she has drove past the applicants' home and the double hung windows presented do not show any muttons or mullions on the new windows. She states that some of the upper windows in his home have a vertical mullion or mutton. She states aesthetically and historically, with any new window, this look needs to be replicated. Karen asked if the windows have been ordered with muttons or mullions. Jacob answers not to his knowledge. He also states this summer they will be looking into replacing siding and a roof. Karen asks about an exterior window that is blocked off and if it is intended to be replaced. Jacob responds no. Karen states that since this window is visible from the street and from the front of the house, and is considered original to the historical design of the home, it has to remain and be in the same profile as the original. Bud states that the main concern for the windows is the mutton and mullion being placed back on the replacement windows. Jacob states that half of the windows currently in the home have the mutton or mullions and half do not. He asks if they will be swaying more towards conformity or unconformity. Bud states that the committee is more concerned with what is visible from the road. Karen adds that the muttons or mullions are architecturally appropriate. Jacob states that the windows in the front have no muttons or mullions. Karen asks if the small window on the north side of the home against the door will be retained as well. Jacob responds Home Depot is not replacing or touching that specific window. Bud asks the time frame that the owner is on to replace the windows. Jacob states Home depot is expecting 6-8 weeks. The home still has windows in it currently. Bud discusses the historical look of the exterior of the home along with the interior. Stating that the "bones" of the home are still in good condition. Karen asks if the replacement windows are vinyl. Jacob agrees. Karen states that the vinyl replacement windows do make a difference to the home aesthetically. Bud asks Karen if postponing the application to allow more of a conformity through the board would be the best decision. Karen agrees that as a committee, they need to come to a census with their expectations. Although the owner has already ordered, Karen requests that the owner look into adding the muttons or mullions to the replacement windows. Jacob replies that if the cost is close to the same now, then he will consider but if it's out of the price range he wouldn't consider. Bud states there will be a cost increase. Karen adds that the committee is wanting to preserve the integrity of the home as stated before in comparison to the interior. With preservation, there are guidelines that need to be followed as closely as possible and asks if the homeowner will consider looking into the muttons and mullions if cost is effective. Don asks since the home currently has 50/50 original windows and replacement windows, if the homeowner could replace the vinyl windows with new vinyl windows. Crystal adds when Tommy spoke with the committee, he recommended that any homeowner try to revert back to the original windows. She adds that the committee would need to have a uniform decision on how they want to follow through. Karen states that unfortunately Jacob is caught in the middle and suggests a special meeting. Crystals adds that if he is considering to do siding and roofing that the applicant would need to come back before the committee.

**Motion:** Deny as presented.

**Motion made by:** Karen Walter

**Second:** Crystal Reichert

**Roll Call:**

- Yay- Karen Walter, Isac Chavez, Crystal Reichert, Gary Comonyak, Bud McQuade

Some discussion was had from the board members regarding why they are denying the application and are encouraging Jacob to come back to the next meeting.

Discussion was had regarding informing potential homeowners buying in the Historical District.

Karen Walter motions to adjourn. Crystal Reichert seconds motion. Unanimous voice vote to adjourn the meeting.

Minute's summary typed by Mikayla Passmore.

Respectfully submitted,

Mikayla Passmore